BOOK 4730 PAGE 135 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,844.21

Fred M. Shetters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF July 1973.

James E. Hooker
Notary Public

MY COMMISSION EXPIRES: 7/31/1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 2807 Nolensville Road Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred M. Shetters (NAME)	Guaranty Mortgage Company (NAME)	50-16944
217 Overby Drive (STREET ADDRESS OR ROUTE NUMBER)	711 7th Avenue, North (STREET ADDRESS)	Map 148-7
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par. 42

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kenneth E. Betty et ux Velma S. Betty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred M. Shetters et ux Terry F. Shetters

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 870 on the Plan of Cherokee Hills, Section 8, as of record in Book 3700, page 154, Register's Office for said County.

SAID Lot No. 870 fronts 91.0 feet on the westerly margin of Overby Drive and extends back 160.0 feet on the westerly line and 165.9 feet on the southerly line to a line in the rear, on which it measures 61.8 feet.

BEING the same property conveyed to Kenneth E. Betty et ux Velma S. Betty by deed from Hobert W. Taylor, II, et ux Juanita H. Taylor of record in Book 4637, Page 973, Said Register's Office.

THIS conveyance is made subject to Restrictive Covenants of record in Book 4198, page 609, the Plan of Record in Book 3700, page 154, said Register's Office, and permanent easement granted for a rock retaining wall serving the subject premises along the southerly side of Lot No. 871 by instrument of record in Book 4374, page 397, said Register's Office.

GRANTEES hereby agree to assume an indebtedness payable to Guaranty Mortgage Co., of record in Book 4637, Page 973, Said Register's Office.

ESCROW account to be transferred to the Grantees.

This is unimproved ( ) improved (X) property, known as 217 Overby Drive (House Number) (Street) Antioch, Tenn. 37013 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 21 day of July, 1973

Kenneth E. Betty

Velma S. Betty

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth E. Betty et ux Velma S. Betty

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21 day of July 1973

Commission expires 7/31/1974

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

ED HODGE REALTY
4740 Nolensville Road
[redacted]-1060

WARRANTY DEED

FROM
KENNETH E. BETTY ET UX

VELMA S. BETTY
TO
FRED M. SHETTERS ET UX

TERRY F. SHETTERS

C 16292

IDENTIF. REFERENCE

JUL 23 12 36 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 23 73	CONV	19,844.21			
JUL 23 73	S'TAX		A*	51.48	
JUL 23 73	PR'FEE		A*	.50	
JUL 23 73	W'DEED		A*	4.00	
JUL 23 73	MISC		A*	.20	* 56.18